



Londrina Terrace, Berkhamsted HP4 2NA



This lovely property offers wonderful and spacious accommodation and what many may call a perfect location. One of the major benefits of this property is its central location and closeness to all amenities.

The downstairs accommodation comprise of entrance hall, living room, dining room, kitchen and rear lobby. The living room is situated to the rear of the property and benefits from a gas fire and built in storage.

On the first floor plan you will find three generous size bedroom and a bathroom. The master bedroom also benefits from fitted wardrobes.

The enclosed front garden is mainly laid to lawn with a well-stocked borders and a path leading to the front door. The rear garden offers a wonderful space to relax, partially laid to lawn and paved patio. The garage has an up and over door and the paved driveway is directly adjacent to it.

The location of the property is a short walk level walk from the Grand Union canal, High Street and mainline train station which provides a fast and frequent service to London Euston in approximately 30 mins. On your door step you will also find Berkhamsted's cosmopolitan atmosphere a delight, with its pavement cafés, bars and restaurants, boutiques and the popular Art Deco Rex cinema.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





welcome to

Londrina Terrace, Berkhamsted

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GARDENS
- GARAGE & DRIVEWAY
- CENTRAL LOCATION

Tenure: Freehold EPC Rating: D

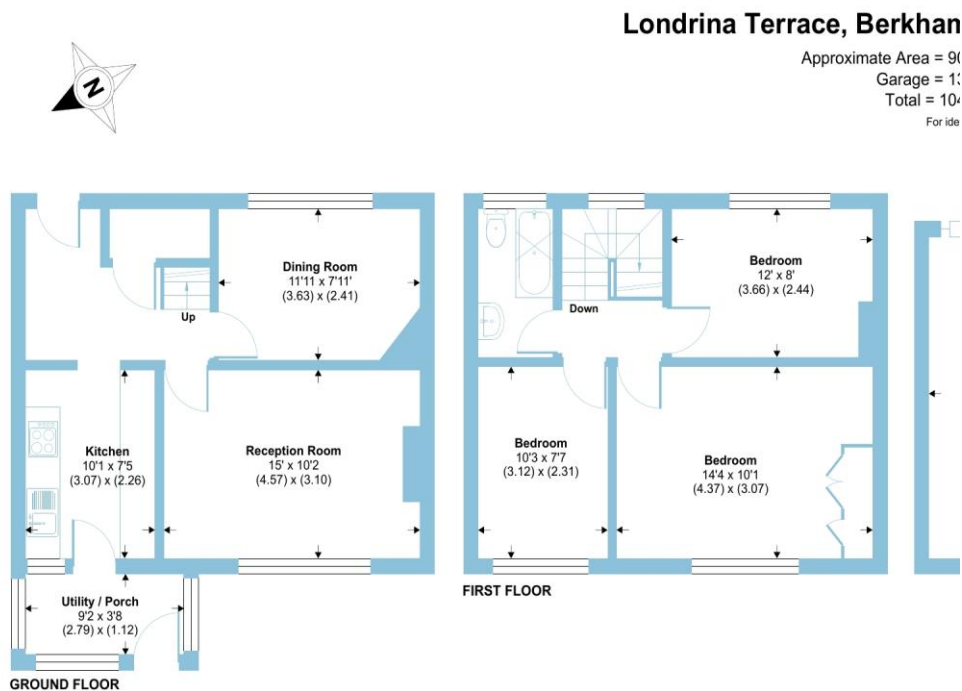
Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Guide price

£475,000

A wonderful opportunity to acquire this delightful 1930's terraced home. "Londrina Terrace" is situated in a quiet and convenient 'tucked-away' location and within a short walk from the Grand Union Canal.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Brown & Merry. REF: 1096407



check out more properties at [brownmerry.co.uk](https://www.brownmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH102751- 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 870444



berkhamsted@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownmerry.co.uk](https://www.brownmerry.co.uk)